



Heritage Lake Association, Inc.

2 Bradford Drive

Mackinaw, Illinois 61755

309-359-8012

[www.heritagelakeassociation.com](http://www.heritagelakeassociation.com)

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## **Road and Drainage Improvements**

### Background

As Heritage Lake approaches 45 years of age the prolonged impact on our infrastructure continues to become more apparent. One of the most concerning long-term liabilities is the potential negative effect on our property values of our roads, drainage and costs associated with snow removal. Over the past several years several steps have been explored and pursued toward creating a long-term solution. Below is an update on some of those efforts.

### Road Statistics Per Tazewell County

- Total road mileage: 11.83 miles
- Primary Access Roads: 4.5 miles (Heritage Drive & entrance roads (Bradford, Kenton & Westminster)
- Non-Access Residential Roads with Cul-de-sacs 7.33 miles
- Parking lots: Boat ramp, swimming beach and Sandy Beach area
- Campground: Unspecified roads and parking area
- Cul-de-sacs: 49
- Road status: Privately owned by HLA, no county or State tax revenue is applied

### Recent History & Current Activities

- In 2011 HLA members pursued a road reconstruction process that leveraged an area of the State of Illinois Property Tax Code called a Special Service Area (SSA). This code was created to allow unincorporated residential areas, with private roads (like HLA), to finance road reconstruction/maintenance, and potentially the dedication of those roads to a local Township. The goal of the 2011 effort was to dedicate all roads within HLA to the township. This effort was ultimately unsuccessful due to the total cost projected by Tazewell County to reconstruct the roads to meet the specifications that would be accepted by the Township and County.
  - The costs associated with an SSA are paid by HLA property owners through ongoing tax assessments from Tazewell County specifically assigned to the roads.
  - In 2011, 69% of resident HLA property owners signed a petition supporting the creation of an SSA, specifically to fund \$2.6 million road reconstruction and ultimately the dedication of all of the roads within HLA.
- In early 2014 the HLA Finance Committee began investigating methods to use the SSA to fund the reconstruction and potentially the dedication of some HLA roads to the Township and the cost of reconstructing, improving and maintaining other roads that would continue to be owned by HLA. This approach could allow the SSA to be used as a funding mechanism without reconstructing all roads to Township/County standards. Preliminary meetings have been conducted with representatives of the Township and County as well as legal resources and engineers that will all play a role in creation of an SSA. Below is an overview of the preliminary phases ahead to determine if the SSA is the most productive method of funding for HLA.
  - Feasibility Field Investigation: HLA has contracted with Hermann & Associates Engineering to conduct preliminary fieldwork related to drainage, erosion, culverts



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- and ditches and sub grades testing of soils for pavement design calculations for roads targeted to be dedicated to the Township.
- Construction Specifications Feasibility: Based on the results of the fieldwork, HLA will need to contract an engineering firm to develop Pavement Design Calculations and to meet with and negotiate agreement on specifications with the Township and County for the roads that they will accept in the dedication process.
  - Reconstruction and Long-Term Maintenance: Based on reaching an agreement with the Township/County for acceptable specifications we will contract with an engineering firm to conduct feasibility fieldwork and preliminary road reconstruction and maintenance projections for all roads within HLA that are not being dedicated to the Township/County.
  - Membership Education and Vote: At this point we will be armed with credible information and agreement from the Township and County related to a feasible long-term go-forward plan for all HLA roads. This information will be used to create the financial projections associated with funding the SSA. We will provide this information to HLA property owners via the website and community meetings. At the completion of this process we will conduct a vote of property owners to seek approval for the dedication of Heritage Drive and the entrance roads.
  - Agreement with Township & County: We will enter into Development Agreement with County/Township that will outline all the parameters associated with the funding of the SSA and dedication of the targeted roads.

The Finance Committee and the Heritage Lake Association Board of Directors will have regular updates at board meetings toward this process as new information becomes available.

Submitted by: Bonnie Lemke and Jim Flynn  
Heritage Lake Finance Committee